

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Wednesday, July 12, 2023**

**Hearing Room 301**

9:30 AM

**1: -**

**Chapter**

**#0.00 Unless other arrangements have been made in advance with the Court, all appearances for this calendar will be via Zoom and not via Court Call. [See Judge Kaufman's posted procedures titled "phone/video appearances" on the Court's webpage.]**  
**All parties participating in these hearings may connect from the zoom link listed below. This service is free of charge. You may participate using a computer or telephone.**

Individuals may participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device (such as an iPhone or Android phone). Individuals may opt to participate by audio only using a telephone (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate and no pre-registration is required. The audio portion of each hearing will be recorded electronically by the Court and constitutes its official record.

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Meeting ID: 160 541 8138

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Telephone conference lines: 1-669-254-5252 OR 1-646-828-7666

Meeting ID: 160 541 8138

Password: 142111

For more information on appearing before Judge Kaufman by ZoomGov, please see the information entitled "Tips for a Successful ZoomGov Court Experience" on the Court's website at: <https://www.cacb.uscourts.gov/judges/honorable-victoria-s-kaufman> under the tab "Telephonic Instructions."

**United States Bankruptcy Court  
Central District of California  
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**CONT...**

**Chapter**

Docket 0

**Tentative Ruling:**

- NONE LISTED -

**United States Bankruptcy Court  
Central District of California**

**Victoria Kaufman, Presiding**

**Victoria Kaufman, Presiding  
Courtroom 301 Calendar**

**Wednesday, July 12, 2023**

Hearing Room 301

9:30 AM

**1:23-10661     Kimberly Michelle VanHeertum**

## Chapter 7

**#1.00** Motion for relief from stay [RP]

COASTAL CAPITAL GROUP, LLC  
VS  
DEBTOR

fr. 6/14/23

Docket 7

### **Tentative Ruling:**

***June 14, 2023 Ruling***

**Unless an appearance is made at the hearing on June 14, 2023, the hearing is continued to July 12, 2023 at 9:30 a.m.**

Under Local Bankruptcy Rule 4001-1(c)(1)(C)(i), the movant must serve the motion on the debtor and debtor's attorney (if any). Based on the filed proof of service, the debtor was served at 19448 Kittridge Street, Reseda, California **9335**. The zip code is incorrect.

**No later than June 16, 2023**, the movant must reserve the notice and the motion on the debtor at the correct zip code as reflected on the docket.

## Party Information

**Debtor(s):**

Kimberly Michelle VanHeertum Pro Se

**Movant(s):**

Coastal Capital Group LLC

Represented By  
Martin W. Phillips

**Trustee(s):**

Diane C Weil (TR) Pro Se

**United States Bankruptcy Court  
Central District of California  
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**Wednesday, July 12, 2023**

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9:30 AM

**1:23-10725 Ahmed Dmini**

**Chapter 7**

**#2.00** Motion for relief from stay [UD]

TERESA FIGUEROA  
VS  
DEBTOR

Docket 12

**\*\*\* VACATED \*\*\* REASON: On 6/29/23, an order was entered  
transferring case to Los Angeles Division.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Ahmed Dmini

Pro Se

**Movant(s):**

Teresa Figueroa

Represented By  
Bruce R Menke

**Trustee(s):**

Nancy J Zamora (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
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**Wednesday, July 12, 2023**

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9:30 AM

**1:22-11116 Angela Rene Fleming**

**Chapter 13**

**#3.00** Motion for relief from the automatic [PP]

MERCEDES-BENZ FINANCIAL SERVICES USA LLC  
VS  
DEBTOR

**Stipulation for adequate protection filed 6/23/23**

Docket 46

**\*\*\* VACATED \*\*\* REASON: On 6/27/23, an adequate protection order was entered.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Angela Rene Fleming

Represented By  
Paul Y Lee

**Movant(s):**

Mercedes-Benz Financial Services

Represented By  
Sheryl K Ith

**Trustee(s):**

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
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**Wednesday, July 12, 2023**

**Hearing Room 301**

9:30 AM

**1:22-11166 Arturo Rivas Heredia**

**Chapter 13**

**#4.00 Motion for relief from stay [RP]**

FIRSTBANK AS SERVICED BY SPECIALIZED LOAN SERVICING LLC  
VS  
DEBTOR

Docket 34

**Tentative Ruling:**

Grant relief from stay pursuant to 11 U.S.C. § 362(d)(1).

Movant (and any successors or assigns) may proceed under applicable nonbankruptcy law to enforce its remedies to foreclose upon and obtain possession of the property.

The co-debtor stay of 11 U.S.C. § 1201(a) and § 1301(a) is terminated, modified or annulled as to the co-debtor, on the same terms and conditions as to the debtor.

Upon entry of the order, for purposes of Cal. Civ. Code § 2923.5, the Debtor is a borrower as defined in Cal. Civ. Code § 2920.5(c)(2)(C).

The 14-day stay prescribed by FRBP 4001(a)(3) is waived.

Movant must submit the order within seven (7) days.

Note: No response has been filed. Accordingly, no court appearance by movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and movant will be so notified.

<b>Party Information</b>
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**United States Bankruptcy Court  
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9:30 AM

**CONT... Arturo Rivas Heredia**

**Chapter 13**

**Debtor(s):**

Arturo Rivas Heredia

Represented By  
Erika Luna

**Movant(s):**

FirstBank as serviced by Specialized

Represented By  
Kirsten Martinez

**Trustee(s):**

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
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**Wednesday, July 12, 2023**

**Hearing Room 301**

9:30 AM

**1:23-10664 Kane Picoy**

**Chapter 11**

**#5.00 Motion for relief from stay [RP]**

DEUTSCHE BANK NATIONAL TRUST COMPANY  
VS  
DEBTOR

**Stip for adequate protection filed 7/5/23.**

Docket 11

**\*\*\* VACATED \*\*\* REASON: Order granting motion for relief from stay  
entered on 7/6/23 doc #[42]**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Kane Picoy

Pro Se

**Movant(s):**

Deutsche Bank National Trust

Represented By  
Dane W Exnowski



**United States Bankruptcy Court  
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**Wednesday, July 12, 2023**

**Hearing Room 301**

9:30 AM

**1:23-10219 Danny Trejo**

**Chapter 11**

**#6.00 Motion for relief from stay [RP]**

BARCLAYS MORTGAGE TRUST 2022-RPL1  
VS.  
DEBTOR

Docket 61

**Tentative Ruling:**

The parties should address the following issues:

What is the status of the adequate protection stipulation between the debtor and the movant?

Is the debtor now contractually current for the July 1, 2023 mortgage payment?

If an adequate protection stipulation has not been filed, the Court will continue the hearing to **August 16, 2023 at 9:30 p.m.**

<b>Party Information</b>
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**Debtor(s):**

Danny Trejo

Represented By  
Jeffrey S Shinbrot

**Trustee(s):**

Andrew W. Levin (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
Victoria Kaufman, Presiding  
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**Wednesday, July 12, 2023**

**Hearing Room 301**

9:30 AM

**1:23-10270 Linda Ezor Swarzman**

**Chapter 11**

**#7.00** Motion for relief from stay [RP]  
0 Bermuda Beach, Galveston, TX 77554

LEGACY LENDING, LLC  
VS  
DEBTOR

**(Stip to cont. filed on 6/29)**

Docket 122

**\*\*\* VACATED \*\*\* REASON: Cont'd to 7/19/23 at 9:30 per ord. #131.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Linda Ezor Swarzman

Represented By  
Susan K Sefflin  
Jessica Wellington  
David Seror

**Movant(s):**

Legacy Lending, LLC

Represented By  
Christopher M McDermott

**United States Bankruptcy Court  
Central District of California  
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**Wednesday, July 12, 2023**

**Hearing Room 301**

9:30 AM

**1:23-10270 Linda Ezor Swarzman**

**Chapter 11**

**#8.00** Motion for relief from stay [RP]  
2917 Tropicana, Crystal Beach, TX 77650

LEGACY LENDING, LLC  
VS  
DEBTOR

**(Stip to cont. filed on 6/29)**

Docket 125

**\*\*\* VACATED \*\*\* REASON: Cont'd to 7/19/23 at 9:30 per ord. #131.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Linda Ezor Swarzman

Represented By  
Susan K Sefflin  
Jessica Wellington  
David Seror

**Movant(s):**

Legacy Lending, LLC

Represented By  
Christopher M McDermott

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
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**Wednesday, July 12, 2023**

**Hearing Room     301**

9:30 AM

**1:17-13313    Pedro Mejia Lopez**

**Chapter 13**

**#9.00**    Objection to Declaration re: Default Under Adequate Protection Order;  
Request For Entry Of Order Granting Relief From Stay

Docket        107

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Pedro Mejia Lopez

Represented By  
Donald E Iwuchuku

**Trustee(s):**

Elizabeth (SV) F Rojas (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
San Fernando Valley  
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**Wednesday, July 12, 2023**

**Hearing Room 301**

12:00 PM

1: -

**Chapter**

**#0.00 ZOOM INFORMATION FOR 12:00 PM REAFFIRMATION HEARINGS ONLY**

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Meeting ID: 160 283 6537

Password: 856039

**Join by Telephone**

Telephone conference lines: 1-669-254-5252 OR 1-646-828-7666

Meeting ID: 160 283 6537

Password: 856039

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**United States Bankruptcy Court  
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12:00 PM

**CONT...**

**Chapter**

the tab "Telephonic Instructions

Docket 0

**Tentative Ruling:**

- NONE LISTED -

**United States Bankruptcy Court  
Central District of California  
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**Wednesday, July 12, 2023**

**Hearing Room 301**

12:00 PM

**1:23-10288 Dennis Steven Oleesky and Tamara Caroline Oleesky**

**Chapter 7**

**#1.00** Reaffirmation Agreement Between Debtor and  
Hyundai Capital America DBA Hyundai Motor Finance

Docket 23

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Dennis Steven Oleesky

Represented By  
Nathan A Berneman

**Joint Debtor(s):**

Tamara Caroline Oleesky

Represented By  
Nathan A Berneman

**Trustee(s):**

Nancy J Zamora (TR)

Pro Se

**United States Bankruptcy Court  
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**Hearing Room     301**

12:00 PM

**1:23-10412     Arturo Rafael De Armas**

**Chapter 7**

**#2.00     Reaffirmation Agreement Between Debtor and Logix Federal Credit Union**

Docket     9

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Arturo Rafael De Armas

Represented By  
Danny K Agai

**Trustee(s):**

David Keith Gottlieb (TR)

Pro Se



**United States Bankruptcy Court  
Central District of California  
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**Wednesday, July 12, 2023**

**Hearing Room 301**

12:00 PM

**1:23-10596 Rolando Enrique Flores**

**Chapter 7**

**#3.00** Reaffirmation Agreement Between Debtor and  
AmeriCredit Financial Services, Inc. dba GM Financ

Docket 23

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
--------------------------

**Debtor(s):**

Rolando Enrique Flores

Represented By  
Christopher J Lauria

**Trustee(s):**

Diane C Weil (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
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**Wednesday, July 12, 2023**

**Hearing Room 301**

1:30 PM

**1:20-11680 Edward Christopher Pehlevanian**

**Chapter 7**

Adv#: 1:21-01070 Pehlevanian v. United States Department Of Education et al

**#10.00** Pretrial conference re complaint

fr. 5/25/22; 12/7/22(stip); 3/8/23(stip)

**STIP TO DISMISS ADVERSARY PROCEEDING FILED 5/25/23**

Docket 1

**\*\*\* VACATED \*\*\* REASON: Order of dismissal entered 5/30/23. [Dkt. 37]**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Edward Christopher Pehlevanian	Pro Se
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**Defendant(s):**

United States Department Of	Represented By Elan S Levey
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Midland Funding LLC	Pro Se
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**Plaintiff(s):**

Edward Christopher Pehlevanian	Represented By Zaven Armen Pehlevanian
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**Trustee(s):**

Nancy J Zamora (TR)	Pro Se
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**United States Bankruptcy Court  
Central District of California  
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**Wednesday, July 12, 2023**

**Hearing Room 301**

1:30 PM

**1:22-11504 Drita Pasha Kessler**

**Chapter 11**

Adv#: 1:23-01014 Kessler v. Travelers Property Casualty Company of America

**#11.00** Status conference re: Complaint to avoid preferential transfer

Docket 1

**Tentative Ruling:**

Parties should be prepared to discuss the following:

Within seven (7) days after this status conference, the plaintiff must submit an Order Assigning Matter to Mediation Program and Appointing Mediator and Alternate Mediator using Form 702. **During the status conference, the parties must inform the Court of their choice of Mediator and Alternate Mediator.** The parties should contact their mediator candidates before the status conference to determine if their candidates can accommodate the deadlines set forth below.

Deadline to complete discovery: 10/2/23

Deadline to complete one day of mediation: 10/13/23

Deadline to file pretrial motions: 10/26/23

Deadline to complete and submit pretrial stipulation in accordance with Local Bankruptcy Rule 7016-1: 11/2/23

Pretrial: 11/16/23 at 1:30 p.m.

In accordance with Local Bankruptcy Rule 7016-1(a)(3), within seven (7) days after this status conference, the plaintiff must submit a Scheduling Order.

If any of these deadlines are not satisfied, the Court will consider imposing sanctions against the party at fault pursuant to Local Bankruptcy Rule 7016-1(f) and (g).

<b>Party Information</b>
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**United States Bankruptcy Court  
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1:30 PM

**CONT... Drita Pasha Kessler**

**Chapter 11**

**Debtor(s):**

Drita Pasha Kessler

Represented By  
Leonard Pena

**Defendant(s):**

Travelers Property Casualty

Pro Se

**Plaintiff(s):**

Drita Pasha Kessler

Represented By  
Leonard Pena

**Trustee(s):**

Robert Paul Goe (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
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**Wednesday, July 12, 2023**

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1:30 PM

**1:22-11504 Drita Pasha Kessler**

**Chapter 11**

Adv#: 1:23-01015 Kessler v. Wizman

**#12.00** Status conference re: complaint to compel turnover of property to the estate  
**(stip filed on 6/23/23)**

Docket 1

**\*\*\* VACATED \*\*\* REASON: Cont'd to 7/26/23 at 1:30 p.m. per Ord. #6.**

**Tentative Ruling:**

- NONE LISTED -

<b>Party Information</b>
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**Debtor(s):**

Drita Pasha Kessler

Represented By  
Leonard Pena

**Defendant(s):**

Jacob Wizman

Pro Se

**Plaintiff(s):**

Drita Pasha Kessler

Represented By  
Leonard Pena

**Trustee(s):**

Robert Paul Goe (TR)

Pro Se

**United States Bankruptcy Court  
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**Wednesday, July 12, 2023**

**Hearing Room 301**

1:30 PM

**1:22-11514 Victor F. Alba**

**Chapter 11**

Adv#: 1:22-01071 Victor F. Alba, individually and as Trustee of the v. Mehdiani et al

- #13.00** Status conference re: complaint:
1. To determine the nature, extent and validity of lien and declaratory judgment thereon;
  2. Financial elder abuse [Violation of California Welfare & Institutions Code §§ 15610.07, 156103.30];
  3. Breach of fiduciary duty;
  4. Concealment;
  5. Conversion;
  6. Rescission of instrument;
  7. Cancellation of instrument; and
  8. Quiet Title

fr. 2/22/23; 3/22/23; 3/30/23; 5/3/23; 6/14/23

Docket 1

**Tentative Ruling:**

On May 8, 2023, the Court entered a scheduling order (the "Scheduling Order") [doc. 23]. Pursuant to the Scheduling Order, the plaintiffs were to file an amended complaint no later than May 17, 2023. To date, the plaintiffs have not filed an amended complaint, and they have informed the Court that they decided not to do so.

Based upon the plaintiffs' decision not to file an amended complaint, and the *Order on Defendants Alex Pedram Mehdiani's and California Prime Realty, Inc.'s Motion to Dismiss* [doc. No. 27], the Court will enter an order dismissing this adversary proceeding for failure to prosecute.

The Court will prepare the order.

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1:30 PM

**CONT... Victor F. Alba**

**Chapter 11**

**Party Information**

**Debtor(s):**

Victor F. Alba

Represented By  
Crystle Jane Lindsey

**Defendant(s):**

Alex Pedram Mehdiani

Pro Se

California Prime Realty, Inc.

Pro Se

S.B.S. Trust Deed Network

Pro Se

**Plaintiff(s):**

Victor F. Alba, individually and as

Represented By  
Crystle Jane Lindsey

The Estate of Teresita Avila Alba

Represented By  
Crystle Jane Lindsey